



FREDERICK COUNTY GOVERNMENT

DIVISION OF CITIZENS SERVICES

Department of Housing & Community Development

Jan H. Gardner
County Executive

Monica L. Grant, *Director*
Milton J. Bailey, *Director*

LEAD PAINT RISK ASSESSMENT

Properties being purchased utilizing County assistance that were built before 1978 require the buyer to engage a **Maryland Certified Lead Paint Inspector** to conduct an inspection of the property prior to loan approval. The Inspector will certify whether there is chipping, peeling, flaking, worn or deteriorating paint or varnishes on ALL areas both interior and exterior.

Where chipping, peeling, flaking, worn paint or deterioration is evident, testing of this area by dust wipe, (by **Visual Inspectors**), chip sampling or XRF testing (by **Inspector Techs or Risk Assessors**) must be performed, sampling any surfaces that are different (including painted, varnished, carpeted, vinyl, ceramic, laminates, etc.). The **Maryland Certified Lead Paint Inspector** should conduct the inspection according to all applicable guidelines and regulations.

A diagram of the home drawn by the Inspector will note areas sampled and places where issues have been identified. If exterior issues are noted by the Inspector but not sampled, these areas **MUST** be mentioned in the report. If at a level where sampling must be attained, a dust wipe sampling of the area should be included in the report and shown on the diagram. The lab results are to be included with the report along with the observations of the inspector.

If lead paint is found it must be abated prior to closing.

The report is to be provided to the buyer and a copy to Housing Program Coordinator Department of Housing and Community Development, Frederick County Government, 401 Sagner Ave, Frederick, MD. 21701. A copy of the Maryland Certified Licensed Inspector's Accreditation is to be included with the report.